

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, APRIL 14, 2016
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in a regular meeting at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, April 14, 2016 at 4:07M.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Councilman Bryan Principe, Mary Kay Harris, Manuel Cordero, and Jesse Kenner.

Board members absent at roll call: Julius Kolawole.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Jon Restivo, Darrow Everett; Zachary Darrow, Darrow Everett; Sean Creegan, Deputy Director; Martina Haggerty, City of Providence Department of Planning; Carla Destefano, SWAP, Inc.

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the meeting held on March 10, 2016, and Bryan Principe seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek briefly explaining new bills to be paid:

Item 4 is in discussion for an adjustment, item 5 is the monthly retainer, item 6 is for the attorney working on 514 Broadway, items 7 and 8 are for work on 514 Broadway and 44 Warren Avenue, item 9 is for work at Flynn School, and item 10 is for environmental work at 44 Warren Avenue.

Cliff Wood made a motion to approve the bills and Bryan Principe seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 11- update on the intention to amend the rules and regulations of the Providence Housing Trust pursuant to section 3.7 of the rules and regulations of the Providence Housing Trust; no action was taken by the Board.

Mr. Gralnek also reported on the application for Economic Development Administration grant for the American Tourister site and the status of 514 Broadway. No action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 12- hiring a third year Roger Williams University law student.

Cliff Wood made a motion to approve hiring a third year Roger Williams University law student. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 13- the expenditure not to exceed \$200,000.00 to acquire the tax titles interest in vacant and/or abandoned real property located in the City of Providence for the purpose of foreclosure and redevelopment pursuant to sections 45-32-5(4) of the Rhode Island General Laws. Sean Creegan presented.

Cliff Wood made a motion to approve the expenditure not to exceed \$200,000.00 to acquire the tax titles interest in vacant and/or abandoned real property located in the City of Providence for the purpose of foreclosure and redevelopment pursuant to sections 45-32-5(4). Bryan Principe seconded the motion. The motion was passed unanimously.

Item 14- the sale of the properties located at 11 Alton Street, (plat 65, lot 485), 44 Harriet Street, (plat 48, lot 565), 58 Wayne Street, (plat 68, lot 753), and 24 Hannah Street, (plat 63, lot 104).

Two motions were made at the request of the Executive Director:

Cliff Wood made a motion to approve the sale documents of 11 Alton Street, (plat 65, lot 485), and Jesse Kenner seconded the motion. The motion was passed unanimously.

Cliff Wood made a motion to approve the sale of the properties located at 44 Harriet Street, (plat 48, lot 565), 58 Wayne Street, (plat 68, lot 753), and 24 Hannah Street, (plat 63, lot 104), and Bryan Principe seconded the motion. The motion was passed unanimously.

Item 15- the expense up to \$20,000.00 from the Eagle Square TIF account on an architect for the General Electric Building. Martina Haggerty presented.

Cliff Wood made a motion to approve the expense up to \$20,000.00 from the Eagle Square TIF account on an architect for the General Electric Building. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 16- the redevelopment plan for the Flynn School property located at 220 Blackstone Street, (plat 45, lots 85, 797, and 833).

Cliff Wood made a motion to approve the redevelopment plan for the Flynn School property located at 220 Blackstone Street, (plat 45, lots 85, 797, and 833). Bryan Principe seconded the motion. The motion was passed unanimously.

Item 17- the Executive Director entering into loan negotiations with SWAP, Inc. for a construction loan not to exceed \$115,000.0 for the property located at 22 Greely Street, (plat 71, lot 22). Carla Destefano presented.

Bryan Principe made a motion to approve the Executive Director entering into negotiations with SWAP, inc. for a construction loan not to exceed \$115,000.00 for the property located at 22 Greely Street, (plat 71, lot 22). Cliff Wood seconded the motion. The motion was passed unanimously.

Item 18- authorize the Executive Director to delegate authority when necessary.

Cliff Wood made a motion to authorize the Executive Director to delegate authority when necessary. Mary Kay Harris seconded the motion. The motion was passed unanimously.

Item 19- the donation of the property located at 31-33 Woodman Street, (plat 44, lot 443) for the purpose of redevelopment pursuant to section 45-32-5(4) of the Rhode Island General Laws. Sean Creegan presented.

Cliff Wood made a motion to approve the donation of the property located at 31-33 Woodman Street, (plat 44, lot 442) for the purpose of redevelopment pursuant to section 45-32-5(4) of the Rhode Island General Laws. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 20- the submission of requests related to the real property located at 159 Rugby Street, (plat 57, lot 75), 164 Pavilion Avenue, (plat 57, lot 76), 172 Pavilion Avenue, (plat 57, lot 77), 176 Pavilion Avenue, (plat 57, lot 78), 182 Pavilion Avenue, (plat 57, lot 79), 201 Pavilion Avenue, (plat 57, lot 46), 125 Byfield Street, (plat 57, lot 113), to the City Council for the purpose of tax abatements. Carla Destefano presented.

Bryan Principe made a motion to approve the submission of requests related to the real property located at 159 Rugby Street, (plat 57, lot 75), 164 Pavilion Avenue, (plat 57, lot 76), 172 Pavilion Avenue, (plat 57, lot 77), 176 Pavilion Avenue, (plat 57, lot 78), 182 Pavilion Avenue, (plat 57, lot 79), 201 Pavilion Avenue, (plat 57, lot 46), 125 Byfield Street, (plat 57, lot 113), to the City Council for the purpose of tax abatements. Cliff Wood seconded the motion. The motion was passed unanimously.

Item 21- the designation of SWAP, Inc. with cooperation from Family Housing Development Corporation, as the intended developer for 144 Rugby Street, (plat 54, lot 648) and 94 Potters Avenue, (plat 48, lot 290).

Mary Kay Harris made a motion to approve the designation of SWAP, Inc. with cooperation from Family Housing Development Corporation as the intended developer for 144 Rugby Street, (plat 54, lot 648) and 94 Potters Avenue, (plat 48, lot 290). Cliff Wood seconded the motion. The motion was passed unanimously.

Cliff Wood made a motion to adjourn the meeting; the motion was seconded by Bryan Principe. The motion was passed unanimously.

The meeting adjourned at 5:03 PM.